

MAINTENANCE RESPONSIBILITY GUIDELINES¹

TOWNES AT KINSLEY

Maintenance Item	Responsible Party	Comments
Alleys (if deeded to Association)	Association	Section 7.1 of Master Declaration Article VI, Section 2 TH Declaration
Balcony, if any	Owner	Article VI, Section 3
Crawlspaces	Owner	Article VI, Section 3
Decks	Owner	Article VI, Section 3
Doors, Exterior	Owner	Article VI, Section 3
Doors, Garage	Owner	Article VI, Section 3
Downspouts	Association	Article VI, Section 3
Driveway, Lot	Owner	Article VI, Section 3 Section 1.11 Master Declaration
Dryer Venting System	Owner	Article VI, Section 3
Electrical Wiring	Owner	Article VI, Section 3
Exterior Siding/Surfaces	Association	Article VI, Section 3 Association responsible for power-washing, painting and repair/replacement due to normal wear and tear and aging.
Fire Alarm System	Owner	Article VI, Section 3
Foundation	Owner	Article VI, Section 3
Garage	Owner	Article VI, Section 3
Gutters	Association	Article VI, Section 3
HVAC System	Owner	Article VI, Section 3
Insurance for Townhome	Owner	Article IX, Section 1
Interior of Townhome	Owner	Article VI, Section 3

¹ These guidelines provide generalized information regarding the party responsible for common maintenance items as of December 2024. In the event of a conflict, the provisions of the Declaration, Bylaws, or applicable law shall control.

Maintenance Item	Responsible Party	Comments
Landscaping (grass, shrubs, trees, and other landscaping materials)	Association	Article VI, Section 3 Association responsible if installed by Declarant or the Association; no obligation to replace a plant, shrub or tree; no obligation for landscaping inside a fence.
Lights, Exterior	Owner	Article VI, Section 3
Mailboxes (Cluster type, if on Sub-Association property)	Association	Article VI, Section 2
Patio	Owner	Article VI, Section 3
Phone Wiring	Owner	Article VI, Section 3
Plumbing	Owner	Article VI, Section 3
Porch	Owner	Article VI, Section 3
Porch columns	Owner	Article VI, Section 3
Porch roof	Owner	Article VI, Section 3
Roofs, Exterior (normal wear and tear and aging)	Association	Article VI, Section 3 Association responsible for repair/replacement of roof decking and components above the roof decking.
Roofs, Exterior (damage from event like storm or fire)	Owner	Article VI, Section 3 Association is only responsible for ordinary wear and tear.
Roofs, Structural (roof trusses, joists and other structural elements)	Owner	Article VI, Section 3
Screens	Owner	Article VI, Section 3
Sewer/Water to Lot	Owner	Article VI, Section 3
Storm Doors	Owner	Article VI, Section 3
Stormwater Facilities	Master Association	Section 1.11 of Master Declaration
Streets, Private	Master Association	Section 1.11 and 7.1 of Master Declaration
Trim, Exterior	Association/Owner	Article VI, Section 3 Association responsible for paint/stain; Owner responsible for repair.
Utility Lines (serving one Lot)	Owner	Article VI, Section 3
Walkways (on Lot)	Owner	Article VI, Section 3
Windows (glass, frame, etc.)	Owner	Article VI, Section 3

Notes:

The Association is not responsible for maintenance or repairs (1) caused by the negligence or intentional misconduct of any owner or permitted users; or (2) maintenance or repairs covered by the owner's insurance policy.